

**THE READING BOARD OF HISTORICAL ARCHITECTURAL REVIEW
MEETING, TUESDAY, JANUARY 19, 2010**

The meeting was called to order at 7:10 p.m. by Chairperson Peter Sutliff, who noted the presence of a quorum.

MEMBERS PRESENT

Peter Sutliff, Chairperson
Allen Webster, Vice-Chairperson
Aaron Booth
Tadd Casner
Frank Gilyard
Laura James
O. Christopher Miller
B.J. Wagner

STAFF PRESENT

Amy W. Johnson

OTHERS PRESENT

Alan W. Shuman, 50 N. 5th St.
Douglass Kramer, 621 Centre Ave.
Shawn Smith, 540 Penn St.
Mike Maddalo, 540 Penn St.
J. Rosario Perez Zabala, 242 S. 5th St.
Bob Hettrick Sr., 830 N. 4th St.
Bob Hettrick Jr., 830 N. 4th St.
Kuai Lau, 414 Penn St.
Fu Zhu Wang, 414 Penn St.
Rodney manbeck, 1146 Perkiomen Ave.
Hugo Reyes, 1050 Madison Ave.
Camilo Reyes, 1050 Madison Ave.
Rosa M. Salcido, 1050 Madison Ave.
Daniel Colon, 9 N. 5th St.

REVIEW OF MINUTES FOR MEETING HELD ON NOVEMBER 17, 2009

A motion was made by Mr. Webster and seconded by Ms. James to approve the minutes of the Board meeting held on November 17, 2009. The vote was taken with all in favor (8-0).

**ITEM #1 50 North Fifth Street
Acme Structure LP, Owner**

**FACTS CONCERNING HISTORICAL AND
ARCHITECTURAL SIGNIFICANCE**

This five story structure received a site quality rating of 96 in the 1979 Historic Sites Survey and is a contributing structure in the Callowhill Historic District. Contemporary in style, the building's facade has recently been resurfaced with mirrored window panels to reflect the surrounding buildings in the historic district. The first floor façade is recessed beneath the second floor on the western, northern, and eastern façades and features floor to ceiling windows and aluminum columns spaced evenly along the building line.

PROPOSED SCOPE OF WORK

The owner proposes the modification in design (to consist of turning the planters at a forty-five degree angle to the base of the support pillars) of eight brushed aluminum planters at the first floor pillars adjacent to North Fifth Street and Washington Street as approved by the HARB on November 17, 2009.

REASONS OF APPLICANT FOR PURSUING PROPOSED SCOPE OF WORK

The owner would like to install the planters in order to enhance the building and aesthetically prefers to install the planters at an angle to the support columns as opposed to installing the planters to that they are in line with the support columns.

FINDINGS OF THE BOARD

This Item was reviewed by the Board at the November 17, 2009 HARB Meeting at which time the Board approved a Certificate of Appropriateness for the installation of eight 36" high x 42" wide architectural metal square planters (as opposed to tapered square planters as proposed) with a brushed aluminum finish, to surround the first floor support pillars adjacent to North Fifth Street at the eastern façade and Washington Street at the northern facade.

Mr. Shuman explained to the Board that he would like to modify the design of the proposed planter that was previously approved by the Board as he feels the original proposal will be too large and bulky. Mr. Shuman explained that he is proposing to reduce the size of the planters and turn them at a forty-five degree angle to the columns. Mr. Shuman stated that planters will maintain all of the straight lines, and will be the square shape that the Board preferred at the last meeting but they will be turned on an angle to create a diamond shape. Mr. Shuman stated that the new design of the planter still gives enough room for the plantings and will protect the columns, but they won't stick out from the columns as far as the original proposed planters would. Ms. Wagner inquired as to why Mr. Shuman wishes to change the design. Mr. Shuman replied that he feels the planters that were originally proposed will look too big and bulky.

Mr. Webster stated that by turning the planters at an angle, planting space will be lost. Mr. Shuman stated that he realizes he will be losing some area for planting by making this modification but the planters will still be deep enough for plants to be planted that will drape over the sides of the planter. Mr. Webster noted that even though the proposed planters are not tapered, by turning them on an angle, it still adds another angle to the building. Mr. Shuman stated that since the building is so linear and is designed with straight lines, he didn't want the planters to follow the same lines so that the first floor of the building would have a unique look. Ms. Wagner noted that the building is square and has straight lines and therefore does not understand the reason for turning the planters on an angle. Mr. Shuman replied that he wishes to reduce the size of the planters and feels that the originally proposed size will protrude too far out from the building.

Mr. Shuman drew a diagram of the proposed planter to demonstrate how it will be significantly reduced in size. Mr. Shuman stated that he will still have a lot of planting room at the corners of the planters but the length of the sides of the planters will be reduced. Ms. Wagner inquired as to whether the height of the planter will remain the same. Mr. Shuman replied that yes, the height of the planter will remain the same. Ms. Wagner inquired as to how

large the support columns are. Mr. Shuman replied that the columns are eighteen inches square and the sides of the planters will be two feet-three inches long. Mr. Webster stated that he likes the square planters better than a tapered planter but isn't sure that he likes the installation of a planter in general.

Mr. Booth stated that he doesn't feel that either orientation of the planter is historically compatible. Mr. Booth inquired as to whether Mr. Shuman should invest in a heavier gauge column cover or a column cover that has a plywood backing. Mr. Shuman replied that he would like to have planters installed around the restaurant tables in order to reduce the exposure to the street and sidewalk. Mr. Booth stated that the exposure to the street and sidewalk is part of the style of the building. Mr. Sutliff stated that if Mr. Shuman wishes to have planters, he could add planters that were not made part of the building. Mr. Shuman again stated that his request to install planters is dual purpose because besides, adding a green space he is also trying to protect the columns from vandalism.

Mr. Webster stated that he made a site visit and noted that the some of the columns did have dents in them. Mr. Shuman stated that the columns are only six months old. Mr. Shuman stated that kids skate board, play and hang out under the recessed area and cause damage to the columns. Mr. Shuman stated that the restaurant located on the first floor requested that he put planters in the recessed area in order for diners to be less exposed. Mr. Webster noted that the building wasn't originally designed to have tables and chairs in the recessed area.

Ms. James stated that she concurs with Mr. Booth's statement and feels that no matter how the planters are designed the planters are not going to look appropriate. Ms. James stated that she likes the smaller dimensions that are being proposed however. Mr. Webster noted that the original tapered design of the proposed planters mimicked the concrete planters that the City installed along North and South Fifth Street. Ms. Johnson inquired as to whether Mr. Shuman has looked at different styles of independent planters. Mr. Shuman stated that he has looked at independent planters but didn't know if the HARB would allow them or not. Ms. Johnson stated that the HARB previously reviewed independent planters for the Penn's Common Historic District. Mr. Shuman noted that if the proposed planters are installed and they do not look appropriate, he will remove them.

RECOMMENDATION OF THE BOARD

That a Certificate of Appropriateness be issued to Acme Structure LP, owner of 50 North Fifth Street, for the modification in design of eight architectural brushed aluminum square planters at the first floor support pillars (to consist of turning the planters at a forty-five degree angle to the base of the support pillars) adjacent to North Fifth Street and Washington Street, from the original design as approved by the HARB on November 17, 2009. A motion was made by Ms. James and seconded by Mr. Casner. The vote was taken with one nea by Mr. Sutliff, Mr. Webster, Mr. Booth, Mr. Miller, and Ms. Wagner and one yea by Mr. Casner, Mr. Gilyard, and Ms. James (3-5). Therefore the motion does not pass and a COA is not issued for the above work.

ITEM #2**621 Centre Avenue****Reading Dove Christian Ministry Center, Owner****FACTS CONCERNING HISTORICAL AND
ARCHITECTURAL SIGNIFICANCE**

Originally constructed as a church and now used for office space, this building features a random coursed stone front façade and original stained glass windows. The structure received a site quality rating of 92 and is a significant contributing site in the Centre Park Historic District.

PROPOSED SCOPE OF WORK

The owner proposes the installation of a 3'-6" high black metal railing, with vertical spindles to be 6" on center, to run the length of the rear eastern second floor roofline.

**REASONS OF APPLICANT FOR PURSUING
PROPOSED SCOPE OF WORK**

The owner will be installing HVAC equipment on the roof and is required to install a railing for safety reasons.

FINDINGS OF THE BOARD

Mr. Kramer, of Synergetics Architects, explained to the Board that Reading Dove Christian Ministry Center has purchased the building from Christar. Mr. Kramer stated that Christar used the building for their offices and left the building in excellent condition. Mr. Kramer explained that in order for the new owners to use the building, the church would like to create a worship sanctuary at the rear of the building on the main floor and in order to create the sanctuary; they must install an air conditioning unit. Mr. Kramer presented an elevation drawing of the façade of the rear 1940's addition and explained where the HVAC unit will be installed on the flat roof. Mr. Kramer stated that because the unit will be within ten feet of an exterior wall, the church must provide a safety guard around the unit that is required to be forty-two inches high. Mr. Kramer explained that around the building there are different types of wrought iron railings and therefore thought that it would be appropriate to install a wrought iron railing from one side of the rear façade to the other between the parapet walls. Mr. Kramer stated that the railing's balusters will be spaced four to six inches apart in order for it to create a sort of a screen for the HVAC unit.

Mr. Booth inquired as to whether the International Building Code requires that balusters be spaced so that a four inch sphere cannot pass through the railing. Mr. Kramer replied that because the railing is for the protection of workers on the unit on the roof, and therefore there is only limited access to the roof, the balusters are only required to be spaced so that it prevents the passage of a twenty-one inch diameter sphere. Mr. Kramer stated that the proposed metal railing would satisfy the safety requirement and would also provide an element that is similar to the kinds of railings found around the rest of the building. Mr. Kramer stated that the railing would be painted black. Mr. Booth inquired as to whether the railing would consist of painted steel or wrought iron. Mr. Kramer replied that the railing would probably consist of wrought iron similar to railings found at the entrance to the building. The Board feels the proposed metal railing is appropriate.

RECOMMENDATION OF THE BOARD

That a Certificate of Appropriateness be issued to Reading Dove Christian Ministry Center, owner of 621 Centre Avenue, for the installation of a 3'-6" high x 55' long black wrought iron or steel railing, with vertical spindles to be 4" to 6" on center, to extend the length of the rear (eastern) second floor roofline adjacent to Madison Avenue as proposed. A motion was made by Mr. Webster and seconded by Ms. James. The vote was taken with all in favor (8-0).

ITEM #3 **830 North Fourth Street**
Robert Hettrick, Owner

FACTS CONCERNING HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

This semi-detached brick building built in the Queen Anne style features an original scalloped slate roof, and the original porch structure with turned wood posts and decorative brackets. In 2008 the front façade was restored through the City's Façade Improvement Grant Program at which time aluminum siding was removed from the third floor front gable, aluminum capping was removed from the cornices and window surrounds, the front entrance steps and railings were reconstructed to mimic the entrance steps and railings at 832 North Fourth Street, and the façade was painted in a three color scheme. The structure received a site quality rating of 82 and is a significant contributing site in the Centre Park Historic District.

PROPOSED SCOPE OF WORK

The owner proposes the installation of a black cast iron lamp post at the front of the property.

REASONS OF APPLICANT FOR PURSUING PROPOSED SCOPE OF WORK

The owner wishes to install the lamp post in order to provide illumination along the sidewalk leading from the street to the home.

FINDINGS OF THE BOARD

Ms. Johnson presented photographs of the proposed lamp post to the Board and Mr. Hettrick presented a site plan sketch showing where the lamp post will be located in the front yard. Mr. Hettrick, the owner's son, explained that the lamp post is black wrought iron and is a solar light. Mr. Hettrick stated that the light will be installed so that it is twelve feet from the main sidewalk adjacent to North Fourth Street, moving back toward the house.

Mr. Gilyard inquired as to whether there were other lamp posts located in the block. Ms. Johnson replied that there are two lamp posts that exist in the block on the other side of the street and presented photographs depicting them. Ms. Wagner inquired as to how the owner obtained the light. Mr. Hettrick replied that his daughter had sent it to him.

Mr. Sutliff inquired as to whether any other homes on the western side of the street have lamp posts. Mr. Hettrick replied that there currently are no other lamp posts on his side of the block and noted that the block is very dark and not well lit. Mr. Sutliff stated that he has a concern with the fact that the light is to be located close to the house and not out toward the primary sidewalk as on the other side of the street. Mr. Hettrick stated that the homes on his side of the

street have a larger front yard than the homes on the other side of the street. Mr. Webster stated that he likes the style and location of the proposed lamp post. Ms. Wagner concurred.

RECOMMENDATION OF THE BOARD

That a Certificate of Appropriateness be issued to Robert Hettrick, owner of 830 North Fourth Street, for the installation of a black cast iron lamp post, in the style as proposed and presented, at the front yard to be located along the secondary sidewalk so that it is six feet from the front (eastern) façade of the house and twelve feet from the western edge of the primary sidewalk as per the submitted diagram. A motion was made by Ms. James and seconded by Mr. Webster. The vote was taken with all in favor (8-0).

ITEM #4 **540 Penn Street**
Lazaro Pepen & Sunilda Tejada, Owners

FACTS CONCERNING HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

This three story contemporary building features a brick façade with a two story divided central glass panel. Once the location of the Bank of Pennsylvania, the structure received a site quality rating of 80 and is a significant contributing site in the Callowhill Historic District.

PROPOSED SCOPE OF WORK

The applicant proposes the installation of one 8 ¼" high x 8'-8 ¾" long wall mounted, internally illuminated channel letter sign to read "WACHOVIA" in white letters, to include a 10" high logo, with the bottom of the letters to be mounted to the existing doorway projection above the double set of front entrance doors; installation of one 1'-6 5/32" high x 19'-0 7/16" long wall mounted, internally illuminated channel letter sign to read "WACHOVIA" in white letters, to include a 1-10" high logo to be centrally located between the top of the storefront window frame and the roofline; installation of a blue vinyl lettered sign to read "Welcome to Wachovia" to be centrally located and justified left on the left front entrance door; and the installation of a white vinyl lettered sign to display the business hours of operation to be centrally located and justified right on the right front entrance door.

REASONS OF APPLICANT FOR PURSUING PROPOSED SCOPE OF WORK

Wachovia Bank will be re-locating their branch from North Sixth Street to this site and would like to identify it.

FINDINGS OF THE BOARD

Ms. Johnson distributed photographs and diagrams depicting the proposed signs. Mr. Smith, a representative of the owner, explained to the Board that the Wachovia Bank branch currently located on North Sixth Street will be relocating to 540 Penn Street and Wachovia would like to identify the new location. Mr. Smith explained the proposed signage to the Board stating that the existing internally lit box sign above the front entrance will be removed and an illuminated channel letter sign will be installed in order to be visible by pedestrian traffic. Mr. Smith further explained that the proposed illuminated wall sign will be installed at the upper façade of the building. Mr. Smith stated that the larger wall mounted sign is 40.4 square feet and the twelve inch high sign proposed for above the door is approximately 8.32 square feet and

therefore the proposed signage is well under the maximum total allowable square footage. Mr. Smith stated that there is no other desirable location for the wall mounted sign and explained to the Board the visibility range of the sign as demonstrated on the photograph included in the submitted packet. Mr. Smith stated that the CVS store adjacent to 540 Penn Street has three internally illuminated channel letter wall mounted signs and therefore the proposed signage is in keeping with other signage located in the block.

Mr. Sutliff inquired as to what will happen to the branch located on North Sixth Street. Mr. Smith replied that he has not been privy to that information. Mr. Casner noted that the North Sixth Street bank branch has an exceptional interior.

Mr. Smith stated that both of the signs' interior lighting will consist of LED, environmentally friendly light fixtures. The Board feels that the proposed signs are appropriate and meet the HARB Sign Policy.

RECOMMENDATION OF THE BOARD

That a Certificate of Appropriateness be issued to Site Enhancement Services, Inc. (representative for Wachovia Bank), applicant for 540 Penn Street, for the following as proposed and presented: 1. Installation of one 8'-8 3/4" long x 11 1/2" high wall mounted internally illuminated channel letter sign to read "WACHOVIA" in white letters, to include logo, with the bottom of the letters to be mounted to the existing doorway projection above the double set of front entrance doors at the front facade, 2. Installation of one 2'-1 5/16" high x 19'-0 7/16" long wall mounted internally illuminated channel letter sign to read "WACHOVIA" in white letters, to include logo, to be centrally located at the upper portion of the front façade between the top of the storefront window frame and the roofline, 3. Installation of a blue vinyl lettered sign to read "Welcome to Wachovia", to be centrally located and justified left on the easternmost double front entrance door, and 4. Installation of a white vinyl lettered sign to display the business hours of operation, to be centrally located and justified right on the westernmost double front entrance door. A motion was made by Ms. James and seconded by Mr. Casner. The vote was taken with all in favor (8-0).

ITEM #9 242 South Fifth Street Maria Valerio & Victor Arias, Owners

FACTS CONCERNING HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

Built in 1872 by Amos H. Deysher, this structure was once the residence of Harrison Maltzberger, Captain of Company B of the 195th Regiment in the Civil War and successful local attorney. This three story brick building features a first floor storefront with a large storefront window with a divided transom above it, the original wood and full glass entrance door, and a wood cornice with decorative brackets at the third floor roofline. The structure received a site quality rating of 106 and is a contributing site in the Callowhill Historic District.

PROPOSED SCOPE OF WORK

The applicant proposes the installation of a vinyl lettered sign reading "GABY ELECTRONICS" in eight inch high gold letters to be located in the upper portion of the first floor storefront window or to be located above the transom windows, and "SECOND HAND STORE 484-331-

4465" in four-and-a-half inch high gold letters and numbers to be located at the bottom of the first floor storefront window.

REASONS OF APPLICANT FOR PURSUING PROPOSED SCOPE OF WORK

The applicant has opened a retail store at this site and would like to identify it.

FINDINGS OF THE BOARD

Ms. Johnson explained that the applicant has recently opened a store at this location and presented two mock-up photographs on one page showing two options for the installation of a vinyl lettered sign. Mr. Webster inquired as to what type of store the applicant had opened for business. Mr. Zabala replied that the store is an electronics store. Mr. Booth stated that he prefers the second sign option at the bottom of the submitted proposal and feels that the only thing that could make it more historically sensitive is if a serif font were to be used as opposed to a sans serif font.

Ms. Wagner inquired as to what the size of the proposed vinyl letters were. Mr. Zabala replied that the letters in the lower portion of the storefront are four-and-a-half inches high and the letters in the upper portion of the window are eight inches high. Mr. Sutliff stated that he also prefers the second sign option at the bottom of the page. Mr. Sutliff inquired as to whether the proposed sign letters were vinyl cling letters. Mr. Zabala replied that yes, the letters were made of a vinyl cling material.

Mr. Webster explained to Mr. Zabala what a serif font consisted of. Mr. Zabala inquired as to whether the Board could provide him with an example of a serif font. Ms. Johnson suggested that Mr. Zabala provide her with the contact information for the sign contractor and she would explain to the contractor what type of font the Board is requesting. Mr. Zabala stated that he will provide Ms. Johnson with the sign contractor's information.

RECOMMENDATION OF THE BOARD

That a Certificate of Appropriateness be issued to J. Rosario Perez Zabala, applicant for 242 South Fifth Street, for the installation of a vinyl lettered sign to read "GABY ELECTRONICS" in 8" high gold letters to be located in the upper portion of the first floor storefront window, and "SECOND HAND STORE 484-331-4465" in 4.5" high gold letters and numbers to be located at the bottom of the first floor storefront window as proposed and presented with the addition that all letters and numbers in the proposed sign are to consist of a serif type face (as opposed to the block type face as proposed) to be approved at Staff level. A motion was made by Mr. Booth and seconded by Mr. Gilyard. The vote was taken with all in favor (8-0).

ITEM #5 **414 Penn Street**
 Frances A. Lutz & Kurt Lutz, Owners

FACTS CONCERNING HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

The building was designed in the Italianate style and dates to approximately 1870. The composite index rating is a modest 72 (significant) because of storefront renovations made in 1960. In addition, the elongated windows with ornamental sills and lintels were modified circa 1950. Only the original sills on the third floor remain. The bracketed cornice, typical of the

style, has also survived. The storefront was rehabilitated in 1989 to be more compatible with the overall character of the building. The structure is a significant site in the Callowhill Historic District.

PROPOSED SCOPE OF WORK

The applicant proposes the installation of a 30" wide x 40" high x 188" long purple awning above the first floor storefront to read "QUEENS GIFT SHOP, TEL:610-685-3838 414 PENN ST." in white letters on the main awning panel and to read "CRYSTAL HANDBAGS HATS SCARFS & SHOES, etc..." in white letters on the front awning skirt.

REASONS OF APPLICANT FOR PURSUING PROPOSED SCOPE OF WORK

The applicants have recently opened a retail store at this site and would like to identify it.

FINDINGS OF THE BOARD

Ms. Johnson explained to the Board that the applicants have recently opened a gift shop at 414 Penn Street and presented the Board with a drawing of the proposed awning. Ms. Johnson stated that the Board has reviewed and approved awnings with signage for this building's storefront in the past and presented drawings of past proposals. Ms. Johnson stated that currently there is not an awning installed at the first floor storefront.

Ms. Lau explained to the Board that she has opened a gift shop selling handbags and accessories. Ms. Lau stated that she would like to install an awning with the name of the business on it as depicted in the drawing. Ms. Johnson stated that she had asked the applicants to bring a color sample to the meeting in order to show the color of the awning. Ms. Lau presented the color sample to the Board stating that she'd like the awning to be in the color "Plum" or "Orange". Ms. Wagner inquired as to what the color of the building was. Ms. Johnson presented a photograph showing the colors of the building. Ms. Wagner stated that she preferred the color plum be used for the awning. The Board discussed the building's existing multi-color scheme. Ms. Johnson stated the history of how the color scheme was approved by the HARB in 2000. Mr. Booth stated that he only feels comfortable with approving an awning in the color black. Mr. Webster recommended the color gray for the awning. Mr. Webster inquired as to whether the applicants would be changing the color of the building. Ms. Lau replied that at the present time they have no intentions of changing the color of the building.

Ms. James inquired as to whether there would be other awning companies that could provide a gray or a charcoal color awning. Ms. Wagner stated that she likes the proposed color purple as it had been approved in the past and it goes with the pink trim color on the storefront.

Mr. Booth stated that he feels the proposed placement of the awning destroys the visual impact of the arch above the recessed entranceway. Ms. Wagner agreed but stated that the Board has approved awnings for this building in the past. Mr. Booth recommended that the applicants install a sign within the storefront's frieze board above the arch. Mr. Booth further recommended that if additional signage is needed, banners could be installed within the pilasters. Mr. Booth stated that these recommendations would help keep the historical nature

of the entrance intact. Ms. Lau stated that she feels the frieze board is too small to install a sign. Ms. Johnson stated that in her conversation with the applicants she recommended that a sign be installed within the frieze board area as originally intended in the design of the storefront. Ms. Johnson stated that upon making the recommendation, the applicant felt the area would be too small for a sign. Ms. Lau stated that she prefers to install an awning. Mr. Booth recommended that the same size lettering that is proposed for the awning panel be installed in the frieze board area and again suggested that additional signage be installed in the form of vertical banners mounted in the pilasters on either side of the entrance. Mr. Sutliff noted that an example of the vertical banners can be found at "The Archive" located at the northwest corner of Fifth and Penn Streets. Mr. Sutliff further noted that the banners are highly visible to pedestrians.

Ms. Lau stated that she would prefer to install the awning because installing letters in the frieze board area would make the sign too small and would be too high on the façade to be visible to pedestrians. Mr. Sutliff explained that the original purpose of the frieze board was to install signage. Ms. Lau inquired as to whether she could install a sign to cover the rectangular frame of the wrought iron screen that has been installed over the arch. Mr. Webster stated that the sign would then cover the arch and would not be appropriate. Ms. Lau inquired as to whether the Board would approve the proposed awning. Mr. Sutliff asked the Board to make a motion regarding the original awning proposal. Ms. James inquired as to whether a motion could be made to deny the proposed awning. Mr. Webster replied that yes, the Board can move to deny the awning.

Ms. Wagner inquired as to whether there were other awnings located in the 400 block of Penn Street. Ms. Johnson replied that the Board has approved awnings at other storefronts in the block. Mr. Miller noted that awnings were approved for the new Sovereign Bank building at Fifth and Penn Streets. Ms. Wagner stated that since the Board has approved an awning at this location before, she does not understand how the Board can consider denying the applicant the proposed awning as it would be inconsistent. Ms. James stated that she feels the Board should be looking at the design of the storefront and the fact that there is a signboard area where a sign could be installed. Mr. Booth stated that he feels the Board has an opportunity to improve the façade now that there is no longer an awning that is an existing condition. Mr. Webster stated that he feels that he's never seen the archway exposed as it is now and would prefer that it remain exposed.

Ms. James made a motion to deny a Certificate of Appropriateness for the proposed awning and included a recommendation regarding appropriate signage for the building (as stated below). Before voting on the motion, the Board discussed the proposal further. Mr. Gilyard noted that even if an awning is installed, when a person enters the recessed entranceway the archway is still visible. Ms. Wagner agreed and noted that an awning is easily removed. Ms. Lau again stated that she feels the frieze board is very small and too high up on the façade for a sign to be easily visible. Ms. Lau stated that the only sign that she will be able to fit in the frieze board is one reading "Queens Gift Shop". Mr. Sutliff recommended that the rest of the proposed sign copy could be installed in the storefront windows. Mr. Sutliff stated that the Board does not typically allow business owners to list their services or everything that is sold in the store in the signboard area. Mr. Sutliff stated that the signboard area is just for the name of the business and a list of services or items sold can be installed in the storefront window. Ms. James recommended that Ms. Lau take the Board's suggestions and revise their proposal and

come back to the Board for further review. Mr. Sutliff stated that he thinks the Board should add to the motion that the Board will allow the Staff approved temporary sign for another thirty to sixty days which would allow the applicant time to revise their proposal and return to the Board for review. Ms. Lau stated that she does not have time to return to the Board with another proposal as she would like to identify her business. Ms. Lau stated that if the Board prefers that the sign be located in the signboard area then she will follow their suggestion. Mr. Sutliff stated that he would like the Board to review the final design of the sign.

The Board voted on the first motion as stated below.

After the Board approved the motion, Ms. Lau inquired as to whether she could tell the Board that if she is willing to install only the name of the business in the signboard area would the Board feel this is appropriate and if so, what color should the sign letters be. Mr. Sutliff stated that he would still like to see a final design for the sign. Ms. Lau stated that the letters will be simple and will only say "Queens Gift Shop" and all other signage would be installed on the storefront window glass. Ms. Wagner inquired as to whether the sign could be approved at Staff level if the applicant is agreeing with the Board's recommendations and she's in a hurry to install a sign. Mr. Sutliff stated that the motion did not say that Staff could approve the design of the sign. Mr. Sutliff stated that Ms. Wagner could make a motion to have the sign approved at Staff level as per the Board recommendations. Ms. Wagner confirmed with the applicant that she only wishes to install the name of the sign in the signboard area. Ms. Lau stated that she also would like to put signage in the storefront windows. Ms. Johnson stated that any signs to be placed in the windows should be approved by the Board. Ms. Lau again stated that she does not have time to attend another meeting and that she would just like to install a sign reading "Queens Gift Shop" in the signboard area and no other signage. The Board discussed the design of the sign and proposed colors of the sign with the applicant. Ms. Johnson stated that she feels that the proposed sign should not consist of one long panel that covers the existing dividers that divide the signboard area into three sections. The Board stated that they feel one long wall mounted panel in the signboard area would be appropriate. The Board stated that the proposed copy should be charcoal, black, or "eggplant" in color.

Mr. Sutliff made a second motion to issue a Certificate of Appropriateness for a wall mounted sign in the signboard area as recommended by the Board with the final design to be approved at Staff level (as stated below).

RECOMMENDATION OF THE BOARD

That a Certificate of Appropriateness **NOT** be issued to Kuai Lau and Fu Zhu Wang, applicants for 414 Penn Street, for the installation of a 30" wide x 40" high x 188" long purple awning to read "QUEENS GIFT SHOP, TEL: 610-685-3838 414 PENN ST." in white letters on the main awning panel and to read "CRYSTAL * HANDBAGS * HATS * SCARFS & SHOES, etc..." in white letters on the awning's front skirt panel as proposed.

FURTHER RESOLVED: The Board recommends that a wall mounted sign stating only the name of the business be placed in the existing sign board area above the first floor storefront, and that additional signage consisting of vertical banners be mounted to the pilasters at the first floor storefront with the final design of all signage to be approved by the HARB. Furthermore, the Board allows the existing Staff approved temporary sign to remain installed at the front façade for an additional thirty days until the applicants can return to the Board for further

review of the recommended signage. A motion was made by Ms. James and seconded by Mr. Casner. The vote was taken with one nay by Mr. Gilyard, one nay by Ms. Wagner, and the remainder of the Board all in favor (6-2).

A second resolution was made by the Board as follows:

That a Certificate of Appropriateness be issued to Kuai Lau and Fu Zhu Wang, applicants for 414 Penn Street, for the installation of a wall mounted sign to read "QUEENS GIFT SHOP" to be located within the sign board area above the first floor storefront, with the final design of the proposed sign to be approved at Staff level. A motion was made by Mr. Sutliff and seconded by Ms. Wagner. The vote was taken with the Board all in favor (8-0).

ITEM #7 **1146 Perkiomen Avenue**
 Rodney Manbeck, Owner

FACTS CONCERNING HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

This one story commercial building received a site quality rating of 30 and is not a contributing site in the Penn's Common Historic District. The structure has been significantly compromised with the application of PermaStone, but features a storefront comprised of a floor to ceiling storefront window.

PROPOSED SCOPE OF WORK

The owner proposes the construction of a 3' x 3' pressure treated wood deck and 3' wide stairs to lead from the rear first floor entrance door, to replace the original deck and steps that have deteriorated and were removed; and the installation of a downspout.

REASONS OF APPLICANT FOR PURSUING PROPOSED SCOPE OF WORK

The existing deck and steps leading from the rear first floor entrance door were deteriorated and the owner removed them from the rear façade. The owner would like to rebuild the deck and steps in order to provide a second means of egress from the building.

FINDINGS OF THE BOARD

Mr. Manbeck explained to the Board that he needs to construct steps for a fire escape and install a downspout at the rear façade of the property in order for the building to be code compliant. Mr. Manbeck explained that he wants to construct a wood deck and steps that would clear the rear door at the basement level which will be used as a second means of egress. Mr. Manbeck stated that there was originally a deck or platform and steps at the rear façade when he purchased the building but they had collapsed. Mr. Manbeck presented a sketch he had made of the proposed decks and steps leading from them. Mr. Manbeck stated that originally there was a platform at the rear first floor entrance and the steps extended straight out, or perpendicular, from the rear façade. Mr. Webster inquired as to how Mr. Manbeck was going to configure the steps. Mr. Manbeck replied that he would like to build a deck at the first floor rear entrance door that would be above the rear basement level door, and then build steps that would extend southward toward a second landing. Steps would then extend from the second

landing northward to the ground. Mr. Manbeck stated that he does not want to block the basement door.

Mr. Webster inquired about the upper rear fascia where he noted there are asphalt shingles that are missing. Mr. Webster recommended that if the Board approves the proposal, the owner could clean up the rear of the property. Mr. Manbeck replied that he can clean up the rear façade of the property. Mr. Manbeck stated that however, a church parking lot abuts his property and he has no access to the rear of the property.

RECOMMENDATION OF THE BOARD

That a Certificate of Appropriateness be issued to Rodney Manbeck, owner of 1146 Perkiomen Avenue, for the construction of a 3' x 3' pressure treated wood deck and 3' wide stairs to lead from the rear first floor entrance door at the western facade, then to travel southeastwardly to a landing (clearing the rear cellar door at the basement level), then to travel northwestwardly to the ground. The Board also approves the installation of a downspout; repair of the upper fascia at the western (rear) façade in kind or replacement of the existing asphalt shingles with a wood fascia; and the removal of all excess debris at the rear facade. A motion was made by Mr. Webster and seconded by Mr. Gilyard. The vote was taken with all in favor (8-0).

ITEM #8 **1050 Madison Avenue**
Rosa M. Salcido & Camilo Reyes, Owners

FACTS CONCERNING HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

The historical integrity of this three story Queen Anne style row home remains substantially intact and features a brick façade, the original first floor front porch structure with turned wood support posts and a wood spindled railing, decorative wood window surrounds, a second floor bay window with original wood decorative trim and a dentiled cornice, and dentiled cornices at the second floor roofline and the third floor dormer roofline. The structure has been compromised with the replacement of the original scalloped slate shingles at the mansard and dormer roofs with rubber roofing material and asphalt shingles. The structure received a site quality rating of 76 and is a contributing site in the Centre Park Historic District.

PROPOSED SCOPE OF WORK

The owner proposes the enclosure of the second floor rear porch. Work has been partially completed.

REASONS OF APPLICANT FOR PURSUING PROPOSED SCOPE OF WORK

The owner wishes to enclose the rear porch to provide for an additional room in the home.

FINDINGS OF THE BOARD

Ms. Johnson presented photographs of the rear of the property and the rear of adjacent properties in the block. Mr. Reyes, the owner's son, spoke for his father and explained that his father wanted to enclose the rear porch in order to extend the second floor room. Mr. Reyes further explained that his father installed the door to be used as an emergency exit and would

like to install steps leading from the door to the yard. Mr. Reyes stated that Ms. Johnson had told them that the Board had some issues with the work that has been done so far. Ms. Johnson explained that she had spoken to the owner's daughter and explained to her that the Executive Committee felt the door should be removed. Ms. Johnson stated that she spoke with the Building Inspector and he stated that it is not necessary to have the entrance door and steps in order to have an egress from that room that would meet the building code. Ms. Johnson stated that it is only necessary to have a large enough window in order for a person to get out in case of an emergency. Ms. Johnson stated that the owner would have to return to the Board with plans for steps leading from the rear second floor entrance door if the Board wished to approve the entrance door. Ms. Johnson further stated that the Executive Committee feels that if the door is to be removed, another window should be installed at the rear western façade or the existing window should be centered on the western façade. Ms. Johnson noted that the window that has been installed on the northern façade has grids in it and the Executive Committee feels the grids should be removed.

Mr. Sutliff inquired as to whether a building permit had been obtained for the work. Ms. Johnson replied that no, a building permit had not been obtained. Ms. Johnson noted that the owner knows his property is in a historic district as she had previously worked with the owner on improvements to his property across the street. The Board discussed the windows that had been installed in the enclosure.

Mr. Gilyard inquired as to whether there were other enclosed porches in the block. Ms. Johnson replied that there is one rear porch that has been enclosed in the block. Ms. Wagner stated that if the Board is going to allow something in this block that's never been allowed before, could the Board request that the enclosure look more like a sun porch than a room.

Mr. Booth inquired as to whether the owner intended to install siding on the enclosure. Mr. Reyes replied that yes, siding will be installed on the enclosure but they didn't know what color would be approved.

Mr. Sutliff inquired as to whether the grids in the window on the north façade could be removed. Mr. Sutliff stated that the grids should be removed. Mr. Reyes stated that he will have to look at the window. Mr. Sutliff explained to the owner that the Board would like to request that a second window be installed on the western façade next to the existing window, in the same dimensions as the existing window, and that they both be centered within the rear façade. Mr. Reyes inquired as to whether his father could re-install the existing window so that it is centered on the façade. Ms. Wagner stated that she feels the room should look like a sun porch and therefore an additional window should be installed.

Mr. Reyes inquired as to what color siding should be installed and asked if they could install siding in the color gray. Mr. Sutliff suggested that the owner choose a color of siding and bring a sample in for Ms. Johnson to approve. Mr. Reyes agreed to this.

RECOMMENDATION OF THE BOARD

That a Certificate of Appropriateness be issued to Camilo Reyes & Rosa M. Salcido, owners of 1050 Madison Avenue, for the enclosure of the second floor rear porch to include: 1. The removal of the installed door at the western façade, 2. Removal of the grids from the installed window at the northern façade of the enclosure, 3. Installation of vinyl siding, to be double 4"

in configuration, with the color to be approved at Staff level, and 4. Installation of a second window at the western facade, in addition to the window that was installed at the western facade, to match the installed window in dimension and configuration. The proposed additional window is to be installed so that it is the same distance away from the southwestern corner of the enclosure as the installed window is from the northwestern corner of the enclosure. A motion was made by Mr. Sutliff and seconded by Mr. Miller. The vote was taken with one nay by Mr. Casner, one nay by Ms. James, one nay by Ms. Wagner and the remainder of the Board all in favor (5-3).

**ITEM #6 9 North Fifth Street
Marten Katzen, Owner**

**FACTS CONCERNING HISTORICAL AND
ARCHITECTURAL SIGNIFICANCE**

Built in 1872 by Jacob Boas, this was once the site of The State House which contained offices for both the City and County and stood on this site from 1793 to 1872. The four floor Greek Revival facade features stone columns with Doric capitals on the first and second floors, with the upper two floors retaining original wood windows with arched transoms and a wood cornice with decorative brackets. The building received a site quality rating of 106 and is a contributing site in the Callowhill Historic District.

PROPOSED SCOPE OF WORK

The applicant proposes the installation of an 18" x 24" sign reading "LEBRON TAX SERVICE (610) 376-3300" in black letters and numbers on a white background to be centrally located on the interior of the first floor storefront window.

**REASONS OF APPLICANT FOR PURSUING
PROPOSED SCOPE OF WORK**

The applicant has opened a business at this site and would like to identify it.

FINDINGS OF THE BOARD

Ms. Johnson presented photographs of the building and explained that in July 2009 the Board had approved the installation of a neon sign depicting the name of the previous business on the interior of the upper portion of the storefront window and the installation of vinyl cling numbers to depict the business phone number in the center of the storefront window.

Mr. Colon presented a picture of the proposed sign and stated that he would like to install it on the interior of the storefront window but in the upper corner of the window. Ms. Wagner inquired as to whether the owner would be willing to install the sign so it is centrally located on the interior of the window. Mr. Colon stated that he is willing to install the sign in the center of the storefront window but he did not propose this as he is concerned with the sign blocking the view into the interior of the storefront. Mr. Sutliff stated that he feels the sign should be centered in the storefront window.

Mr. Webster noted that since the sign is located behind window mullions, the sign will be obstructed. Mr. Webster stated that he would prefer that the sign be designed around the

window mullions. Mr. Colon agreed and stated that he would like to install a wood sign on the outside of the building but understands that he must return to the Board for its review.

Ms. Johnson inquired as to what the measurements of the proposed sign were. Mr. Colon replied that the sign is 18" x 24".

RECOMMENDATION OF THE BOARD

That a Certificate of Appropriateness be issued to Daniel Colon, applicant for 9 North Fifth Street, for the installation of an 18" x 24" sign reading "LEBRON TAX SERVICE (610) 376-3300" in black letters and numbers on a white background to be centrally located on the interior of the first floor storefront window as proposed. A motion was made by Mr. Webster and seconded by Mr. Casner. The vote was taken with all in favor (8-0).

ITEM #10

Applications Approved by Staff:

- a. **320 Windsor St.**
Michael Gregory Tyler, Owner
Repair of the first floor front porch bead board ceiling in kind,
installation of black rolled rubber roofing at the first floor front porch.
- b. **804 N. 3rd St.**
DMS Properties, Owner
Painting of exterior surfaces.
- c. **431 S. 5th St.**
Harvey W. Kimble, Owner
Repair of the rear first floor porch and replacement of the existing
asbestos siding with white vinyl triple 3" or triple 4" siding at the rear
southern façade due to the fact that the rear southern façade is not
highly visible.
- d. **16 N. 11th St.**
Ryan Hottenstein, Owner
Replacement of aluminum storm windows at the front façade in kind.
- e. **433 Greenwich St.**
Arzenia Urena, Owner
Replacement of the existing stockade fence (6' high x 48' long) at the
eastern boundary line in kind.
- f. **1025 N. 5th St.**
Lori Ramos, Owner
Replacement of the first floor front porch decking and
outdoor carpet in kind.
- g. **711 Madison Ave.**
Michael Shuman, Owner
Painting of exterior surfaces.

RECOMMENDATION OF THE BOARD

The Board issues a Certificate of Appropriateness to the applicants listed above. A motion was made by Ms. James and seconded by Mr. Miller. The vote was taken with all in favor (8-0).

OTHER BUSINESS

918 Madison Avenue: Ms. Johnson informed the Board that the owner of 918 Madison Avenue appealed the Board's decision regarding the denial of a COA for the installation of a slider window at the first floor front façade to City Council on December 22, 2009. Ms. Johnson stated that City Council was scheduled to make their decision on January 11 or January 25, 2010. Ms. Johnson stated that she has not been informed that City Council has made a decision as of yet.

Web casting of HARB Meetings: Ms. Johnson stated that she received a letter from BCTV informing her that they will no longer be able to televise the HARB meetings due to the reduction in funding from the City. Ms. Johnson read the letter to the Board which stated that this was effective January 1, 2010. Ms. Johnson stated that in turn, she received an email from the City Clerk's Office stating that they are working on setting up a web casting system to televise Board and Commission meetings which will only be available in the Penn Room or City Council Chambers. Ms. Johnson stated that the web casting of public meetings will be effective in February and therefore the HARB meeting location will have to change. Ms. Johnson stated that the HARB meeting will most likely have to be held in City Council Chambers as the Charter Review Board meets in the Penn Room on the same day of the month as the HARB. Ms. Johnson stated that she will inform the Board members when and where the meeting place will be changed.

Historic Preservation Consultant: Ms. Johnson informed the Board that through a Certified Local Government grant, a historic preservation consultant from Allentown has been selected and hired to work part time with her on HARB related duties and the City's Façade Improvement Grant Program. Ms. Johnson outlined some of the duties that the consultant will undertake and noted that the consultant will begin working once a contract has been signed. Ms. Johnson explained that the consultant currently works with both the Bethlehem and Easton HARB.

HARB Member Training: Mr. Webster inquired as to whether there were any training sessions coming up for HARB members. Ms. Johnson stated that she hasn't been notified of any scheduled training sessions. Ms. Johnson stated that she received an email today from Michel Lefevre, of the PHMC, regarding the installation of replacement windows of which she will forward to the members. Mr. Sutliff suggested that perhaps meeting with the consultant to discuss historic preservation issues could be considered a training session. Ms. Johnson stated that Michel Lefevre has suggested having a person knowledgeable in a certain trade or area of historic preservation meet with the Board which would fulfill some of the training requirement.

Preservation Awards: Mr. Webster reminded Board members to start thinking about properties throughout the City to nominate for Preservation Commendations which will be presented in May for National Preservation Month. Ms. Johnson stated that nominations can be made for properties throughout the City that have been noticeably improved over the past year. Mr. Miller recommended that 1152 Perkiomen Avenue be nominated for the restoration of the front façade. Ms. Johnson stated that a commendation can be given for signage as well.

ADJOURNMENT

The January 2010 meeting of the HARB was adjourned at 9:12 p.m.

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